

CHALGRAVE PARISH COUNCIL

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4 HOME FARM
TEBWORTH
LEIGHTON BUZZARD
BEDFORDSHIRE LU7 9QD

THE **NEXT MEETING** OF CHALGRAVE PARISH COUNCIL will be held on **TUESDAY 21 APRIL 2026** at 7.30pm at CHALGRAVE MEMORIAL HALL.

Lesley Smith, Clerk to the Council

AGENDA

1. APOLOGIES FOR ABSENCE
2. OPEN FORUM
3. TO APPROVE MINUTES OF 25 MARCH 2026 MEETING
4. SPECIFIC DECLARATIONS OF INTEREST
5. POLICE MATTERS
6. REPORT from WARD COUNCILLOR MARK VERSALLION
7. REPORT from ALL SAINTS CHURCH, CHALGRAVE
8. MATTERS ARISING FROM 25 MARCH 2026 MINUTES
9. POINTS RAISED from FEBRUARY/MARCH 2026 CORRESPONDENCE
10. MARCH/APRIL 2026 CORRESPONDENCE RECEIVED
11. PARISH ASSEMBLY 2026 DEBRIEF
12. EMERGENCY PLAN-Report and update
13. ACCOUNTS-To approve online payments
14. HIGHWAYS ISSUES
15. COMMITTEE REPORTS
16. ITEMS FOR INCLUSION ON THE NEXT AGENDA
17. TIME AND DATE OF NEXT MEETING

MINUTES of the meeting of Chalgrave Parish Council held on Wednesday 25 March 2026 at 7.30pm.

Present: Cllr Ken Green; Cllr Vicky Hydes; Cllr Kevin Ludgate; Cllr Phil Parry (Chair); Cllr Jane Spiers; Cllr P Warburton; Ward Cllr Mark Versallion; Rev Ian Smith; Lesley Smith-Clerk.

Public present: 1

Committees

Planning	Cllr Greenwood 07932 326274		
Rights of Way	Cllr Green-Chair 874107	Cllr Warburton 07941 624419	Cllr Spiers 07803 378548
Website	Cllr Warburton 07941 624419		
Speed Watch	Cllr Parry 07831 605600		

Responsibilities

Cllr Parry	Highways liaison	07831 605600
Cllr Greenwood	Police liaison	07932 326274
Cllr Greenwood	Facebook	"

Volunteers

Defibrillator	Barbara Jackson
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1. APOLOGIES FOR ABSENCE

Cllr Harvey Greenwood.

2. MINUTES OF 25 MARCH 2026 MEETING

The minutes of 25 February 2026 were approved by the council and signed as correct by the chair.

3. SPECIFIC DECLARATIONS OF INTEREST

Cllr Spiers declared interests in:

- Chalgrave Memorial Hall; she is a member of the committee.
- The Chalgrave News; she is on the editorial team.
- All Saints Church, Chalgrave.

4. WARD CLLR VERSALLION

- a) **Budget.** Central Bedfordshire Council initially rejected its 2026/27 budget due to a £17 million shortfall. The council passed a revised budget on the 2nd attempt. The budget for this financial year is £330 million. Cllr Versallion commented that CBC should be doing better. He said that CBC was losing £17 million because of the Government's fairer funding formula. Luton and Bedford Borough Councils are receiving more money as they are defined as 'in crisis' whereas Central Bedfordshire is regarded as 'affluent'.
- b) **Head of Human Resources** is leaving after 18 months. A discussion followed about the inefficiency of CBC e.g. not getting value for money from contractors.
- c) **Planning.**
- The proposed new town of Tempsford is shortlisted and will potentially create 40,000 homes. This will take pressure off CBC to build 2,100 homes. Cllr Green commented that we need more council houses. Cllr Versallion replied that CBC is building 150 homes for rent.
 - Milton Keynes is also on the shortlist for more building including 250 near Hunter's Farm Shop on the A5 roundabout just south of Bletchley. This would mean more traffic through Hockliffe. CBC has objected to the proposal.
 - Cllr Versallion has objected to a planning application for 3,000 at Hockliffe Quarries, formerly known as Checkley Wood, one reason being that Hockliffe would be impacted again by increased traffic. Checkley Wood is by the EV charging site on the A5 near the Flying Fox roundabout.
- d) **Surgeries.** Cllr Versallion holds monthly surgeries in different locations within his ward.
- e) **Questions.**
- Cllr Parry asked if CBC gives permission for learner HGV drivers to travel through Tebworth. Cllr Versallion will investigate.

- ii. Cllr Warburton asked where he could find the details of the fairer funding formula. Cllr Versallion suggested the NALC and CBC websites
- f) **Tebworth Solar Farm.** Cllr Parry informed Cllr Versallion that the PC continues to have no response from the developers.

5. **CHALGRAVE CHURCH: Report by Rev Ian Smith**

- a) **Funerals.** This month has been relatively easy as no funerals took place. However, two are scheduled in the next few weeks.
- b) **Potholes.** The condition of Church Lane is still a concern as hearses and people with mobility problems have to navigate around the potholes. However, CBC has said it is not bad enough to repair.
- c) **Services** have been held each Sunday morning with reasonable attendance.
- d) **Annual Church Meeting** took place on 08 March 2026. Sandy Ryan and Sue Russell were elected as churchwardens and they will be installed by the Archdeacon of Bedford at a service in June in Sandy.
- e) **Parish Safeguarding Officer.** This post is now filled.
- f) **Easter Services** have been finalised. There will be services each day apart from Saturday, 04 April 2026. The main focus is a Benefice Seder Meal being held at Toddington on Maundy Thursday. All welcome.
 - i. Good Friday: Morning Stations Service at 10.00
 - ii. Easter Sunday: Dawn Service at 06.15 at Chalgrave Church
 - iii. Easter Sunday: 09.30 service
- g) **Local Charities.** The Chalgrave Church congregation continues to support local charities.
 - i. Dunstable Food Bank
 - ii. Lights for Ukraine-donated unwanted/part used candles are processed into larger candles and shipped to Ukraine.
 - iii. Rev Smith would like to support a Baby Bank in Luton.
- h) **Social Events.**
 - i. Pop-Up Tea Rooms at Chalgrave Memorial Hall.
 - ii. Rev Smith is planning an event at the end of April to find out what people want from the church.

6. **POLICE MATTERS**

- a) **Reported Crime.** Two crimes were reported in the first half of March 2026.

<u>Date</u>	<u>Location</u>	<u>Crime</u>	<u>Other details</u>
03/03/26	Chalgrave	Sexual	None
05/03/26	Toddington Road Tebworth	Assault without injury	None

- b) **Beds Connected: Information Sheets.**
 - i. Out and About in the Countryside. Information re combined police teams.
 - ii. Enforcement and Engagement.
 - iii. Targeted Enforcement Day.
 - iv. Working Together to keep Streets safe.
 - v. Working Together to cut out Cashpoint Crime.
 - vi. National Child Exploitation Awareness Day.

All in correspondence

7. **MATTERS ARISING FROM 17 FEBRUARY 2026 MINUTES**

- a) **Tebworth Solar Farm.**
 - i. Query about a 2nd permissive footpath at the Chalgrave Road site is ongoing.
 - ii. The PC wrote to the developers on 28 January 2026 asking for a site-visit to examine progress of the planned planting scheme. No reply received yet. Ongoing.
- b) **Tebworth Great Pond.** The PC accepted a quote of £450 + VAT for a day's work on the pond by The Conservation Volunteers (TCV) at the November meeting. The work will be carried out in Autumn 2026. TCV will visit the site in the coming months to see what needs to be done. Ongoing.
- c) **Flittabus.** Cllr Hyde will contact the organiser of Flittabus to investigate whether a route through Tebworth is viable. Cllr Green still thinks that Wingfield and Tebworth should have a regular bus service. He proposed contacting CBC and Alex Mayer MP. The proposal was not seconded.

VH

- d) **Clerks and Councils Direct.** Last month Cllr Hydes referred to an advert regarding provision of a textile bin in the parish to generate some income. The Memorial Hall Committee had investigated the idea but had rejected it.

8. **POINTS RAISED on DECEMBER JANUARY/FEBRUARY 2026 CORRESPONDENCE**

- a) **BATPC.** Cllr Spiers expressed interest in attending some of the BATPC online training. She will let the clerk know which she is interested in. **JS**
- b) **Grand Union Canal Transfer.** Cllr Warburton is keen to learn about the new pipeline and likely disruption involved. The clerk has sent him an interactive map showing the route and relevant details.

9. **FEBRUARY/MARCH 2026 CORRESPONDENCE RECEIVED**

- a) **National Planning Policy Framework (NPPF) Consultation.**
- The London Green Belt Council has responded to the government consultation. The response is in correspondence.
 - NALC has also responded. It broadly welcomes the updated framework. Summary in correspondence.
- b) **ONH Chartered Surveyors.** Information on the Government's procedural guide for planning appeals in correspondence.
- c) **Update on 500MW BESS Proposal in Chalton.** The Chalton clerk has sent copies of letters to and from Blake Stephenson MP-Mid Bedfordshire, the developers Statera Energy and Peter Vosper CBC Planning. In correspondence.
- d) **CBC Town and Parish Council Meeting** has been cancelled for 25 March 2026. The next in person session is scheduled for 13 May 2026.
- e) **BFRS-New Fire Safety Regulations.** Information in correspondence.
- f) **Wildlife Trust Beds, Cambs and Northants.** Newsletter in correspondence.
- g) **CBC Information.** Information below is all in correspondence.
- Changes to local council tax support scheme.
 - Renters' rights Act Policy. Consultation closes on 31 March 2026.
 - Children and Young People's Plan. New plan is available on CBC's website.
- h) **BATPC.** Details of online training in correspondence.
- i) **Power for People.** Update on campaign to buy community energy locally. In correspondence.
- j) **DAFS (Drug and Alcohol Family Support).** Information on the Milton Keynes based organisation in correspondence.
- k) **Clerks and Councils Direct.** March 2026 magazine in correspondence.

10. **CHALGRAVE COMMUNITY EMERGENCY PLAN**

Defibrillator training to be arranged.

PP

11. **ACCOUNTS**

- a) **Online Banking.** Online payments made from 17 February to 24 March 2026

	<u>Payee</u>	<u>Description</u>	<u>Amount £</u>
1	Lesley Smith	Clerk's net salary + expenses; February 2026	295.49
2	Cloud Next	.gov.uk domain renewal	60.00
3	CPRE	Annual membership	36.00
4	TDP	Bench-Hill Close	523.70
		Total	915.19

The following online payments were approved by the PC this evening

	<u>Payee</u>	<u>Description</u>	<u>Amount £</u>
1	Lesley Smith	Clerk's net salary + expenses; March 2026	295.49
2	London Green Belt Council	Annual membership	25.00
		Total	320.49

- b) **Also paid.**

Standing Order	Chalgrave IT Solutions	Computer monitoring-March 2026	5.00
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c) Income.

- i. Interest on Reserve account-30 January 2026 £4.73
- ii. Wayleave: £5.00
- iii. CBC Ward Cllr's grant: £466.00

d) Bank Statements: 05/03/2026

- i. Current Account: £4,717.01
- ii. Reserve account: £6,496.61

12. HIGHWAYS ISSUES

a) Potholes to report to HW

- i. Church Lane.
- ii. Between Tebworth Road, Wingfield and Chalgrave Golf Course

13. COMMITTEE REPORTS

a) Planning

- i. Applications

Application No.	Address	Proposed work	PC comments	CBC decision
24/00744	Trinity Hall Farm, Watling Street.	Expansion of the anaerobic digestion plant to include additional infrastructure & an increase in feedstock. Amendments to original application.	Object. Huge increase in footprint; visual impact; inappropriate development within Green Belt.	To be decided
24/01958	Chalgrave Manor Golf Club	Redevelopment of golf course, erection of golf house etc.	No objections	To be decided
25/02510	Church Cottage, Church Lane, Chalgrave	Conversion of garage to annexe.	No objections	Appeal dismissed
25/04049/AG	Trinity Hall Farm, Watling Street	Prior Approval for the erection, extension or alterations of a building for Agricultural or Forestry use: Agricultural shed for storing grain.	N/A	Granted
25/02948	Well Cottage, Featherbed Lane, Chalgrave	New self-build replacement dwelling	Objected	Refused. Now gone to appeal

- ii. Trinity Hall Farm Crane. The Enforcement Officer was contacted again about removing the crane. CBC is looking into the matter and will provide the PC with an update in due course. Ongoing.

b) Speed Watch.

The Speed Watch Team will be out after Easter.

PP

c) Rights of Way (ROW)

- i. Cllr Green attended a volunteers' meeting. There were 45 people there including members of the Ripple Group. There was concern that no money was available from CBC for maintenance of footpaths and bridleways and all the work was being carried out by volunteers.
- ii. A finger post indicating FP 1 has fallen down. Cllr Green will repair it. **KG**
- iii. Cllr Green has written to CBC asking when they were going to carry out maintenance work on the footpaths. The PC also **agreed** to write. **Clerk**

d) Website

Cllr Warburton will post an update on Tebworth Solar Farm and an article regarding CBC funding.

PW

14. FACEBOOK UPDATE

No report this month.

15. ITEMS FOR INCLUSION ON NEXT AGENDA

None at present.

16. DATE AND TIME OF NEXT MEETING

Tuesday, 21 April 2026

Meeting closed at 21.04

Signed by Chair.....

Date.....